

1 MINUTES OF THE  
2 August 21, 2008 Meeting of the  
3 Easton Planning & Zoning Commission  
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5 Members Present: John Atwood, Chairman, and members, Tom Moore, Steve Periconi,  
6 Linda Cheezum and Dan Swann.  
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8 Members Absent:  
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10 Staff Present: Zach Smith, Current Planner, Lynn Thomas, Long Range Planner, and  
11 Stacie Rice, Planning Secretary.  
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13 Staff Absent: Tom Hamilton, Town Planner  
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15 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at  
16 1:00 p.m. The first order of business was the approval of the minutes of the  
17 Commission's July 17, 2008 meeting. Upon motion of Mr. Swann seconded by Mr.  
18 Moore the Commission voted 5-0 to approve the July minutes.  
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20 The first item discussed was **59 Pleasant Alley** requesting planned redevelopment  
21 (PRD) site plan review for a 1,370 square foot single family detached dwelling. The  
22 Commission at their July meeting reviewed this request and the abutting property owner  
23 was present and wanted to see how the proposed new structure would impact their  
24 property. At the meeting it was determined that the site plan was inadequate. Mr.  
25 Dardozzi, applicant agreed to prepare a better survey and return to the Commission. The  
26 applicant, Mr. Dardozzi returned to the Commission with a new survey. Mr. Dardozzi  
27 explained that the survey was prepared after he met with the abutting property owner and  
28 has been revised to request a five foot setback on the south side lot line. The front  
29 setback is shown as nine feet and lines up with the houses on either side. Ms. Elizabeth  
30 Bloor, abutting neighbor explained that she is in favor of a new house, but feels that the  
31 proposed house is too large, and will be set too close to her house. Upon motion of Mrs.  
32 Cheezum, seconded by Mr. Moore the Commission voted 3-1 (Mr. Swann opposed) to  
33 approve PRD site plan. Mr. Periconi abstained.  
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35 The next item on the agenda was **8686 Alicia Drive (Lot 2 Mulberry**  
36 **Commercial North)** requesting sketch site plan review for a 9,023 square foot sit down  
37 restaurant. The applicant's agent Bill Stagg explained they are proposing to construct a  
38 steakhouse restaurant with a banquet room in the upper story. The steakhouse is  
39 proposed to be called T-Bones which is not a chain restaurant. The site is currently  
40 unimproved. The proposed building would be similar to the 1<sup>st</sup> Mariner Bank constructed  
41 on the adjoining site. Proposed building will be 2 stories and constructed of brick. The  
42 building has significant detail including chimneys, a cupola, a large proportion of  
43 windows, arches and shutters. Mr. Stagg stated that the required parking for this use is 1  
44 parking space per 50 square feet which would be 180 spaces. They are proposing 111  
45 spaces on site. The owner and prospective operator of this site also own the 1<sup>st</sup> Mariner  
46 Bank property to the south as well as the Bay Tree Storage property south of Mulberry  
47 Drive. They proposed to offer valet parking at the restaurant and utilize his other  
48 neighboring properties for overflow parking (during hours the neighboring properties are  
49 not being utilized). Upon motion of Mr. Swann, seconded by Mr. Moore, the  
50 Commission voted 5-0 to approve the sketch site plan as presented.  
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5 The next item discussed was **Waterside Village Phase 2**. The applicant is  
6 requesting a PUD amendment adding Lot 3 and constructing a 30,000 square foot Best  
7 Buy retail store and 7,000 square feet of other retail space. Mr. Bill Stagg, agent and  
8 Peter Clelland, developer were present at the meeting. Mr. Stagg explained they are  
9 requesting an amendment to the Waterside Village PUD, to approve the proposed  
10 development and to expand the existing PUD boundary to include this site. Mr. Stagg  
11 explained that the architecture of the proposed Best Buy would be compatible to other  
12 buildings in the center. The storm water management and the loading area will be in the  
13 rear of the site. Mr. Periconi was concerned with fact that he didn't feel the center was  
14 pedestrian friendly and didn't lend itself to parking your vehicle and walking the entire  
15 center. Mr. Greg Gamble, developer explained there are still many gaps in the project  
16 that have not been built and in time as it is built out it will come together. Upon motion  
17 of Mr. Swann, seconded by Mrs. Cheezum the Commission voted 4-1 (Mr. Periconi  
18 opposed) to approve the PUD amendment adding lot 3 and constructing a 30,000 square  
19 foot Best Buy retail store, 7,000 square feet of other retail space finding it consistent with  
20 the Comprehensive Plan, forwarding a favorable recommendation to the Town Council  
21 and the understanding that all outstanding issues in Phase I be addressed by the Planning  
22 Staff.

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24 The next item on the agenda was **Bretridge Addition** requesting an amendment  
25 to the previously approved sketch subdivision for Bretridge Addition increasing the  
26 number of lots from 17 to 21. Subject property is located at 29640 & 29644  
27 Matthewstown Road (north of MD. 328 between Golton and Bretridge Subdivisions).  
28 Mr. Tim Glass, agent and Matt Murphy developer were present at the meeting. The  
29 Commission approved a sketch plat for this site in July of 2007 for 17 lots. Mr. Glass  
30 explained that during the preliminary plat review the developer discovered that he could  
31 configure 4 additional lots. Two of the lots have been added adjacent to Country Lane  
32 Way in an area previously proposed to be added to the park. The Town Council deeded  
33 back a small triangle end of the park which by reducing the previously proposed  
34 enlargement enables them to create two additional lots. This reduces the size of the park  
35 below that required for the subdivision. They propose to pay a fee in lieu of providing  
36 the additional park space. The third lot has been added fronting on Maryland Route 328  
37 with access only from Matthewstown Road (MD328). From a planning point of view the  
38 original plat eliminated the access from the state highway taking all the traffic through  
39 the original Bretridge Subdivision. The staff feels as though we should avoid fronting  
40 lots directly onto arterial streets. The fourth lot is proposed on Meadow Gate Drive and  
41 backs up to Golton Subdivision. This lot was previously part of the storm water  
42 management pond. Mr. Murphy explained to the Commission that the houses will be  
43 built to suit the market and would be comparable to the houses currently in Bretridge.  
44 Mr. Sansone a neighbor in the Golton Subdivision explained that he has been dealing  
45 with runoff issues for many years due to the Mulberry/Bretridge Subdivisions and to date  
46 has had no help from the Town after several meetings before the Town Council. He is  
47 worried that this is going to worsen the situation. Mr. Glass explained to Mr. Sansone  
48 that the proposed storm water management will better today's situation not worsen it.  
49 Unfortunately the Commission cannot help Mr. Sansone in his efforts of remedying the  
50 runoff issues but urged Mr. Sansone to return to the Town Council again expressing  
51 concerns of the runoff issues which need to be remedied. Upon motion of Mrs.  
52 Cheezum, seconded by Mr. Swann the Commission voted 5-0 to approve the amended  
53 sketch subdivision adding 3 new lots and deleting the 4<sup>th</sup> lot proposed directly off of  
54 Route 328.

6 The next item was **Ashby Commons PUD**. The Easton Planning and Zoning  
7 Commission reviewed a request for a PUD amendment to Ashby Commons. After  
8 initially reviewing just this request, submitted by Ryan Showalter on behalf of Kettler  
9 Homes, the developers of Ashby Commons, the Commission decided that we should not  
10 take any action with regards to possibly vacating Glebe Alley until all owners or property  
11 abutting the alley were notified of this potential action. We then reviewed both aspects of  
12 this request at our August 21<sup>st</sup> meeting. Following presentation by staff, representatives  
13 of Kettler Homes, and potentially affected property-owners, the Commission voted 5-0 to  
14 recommend approval of the proposed PUD amendment (which we find to be consistent  
15 with the Comprehensive Plan) and to take no action with regards to the possible vacation  
16 of Glebe Alley.

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18 The next item was from staff concerning the **Comprehensive Plan Survey**  
19 **Results**. Mr. Thomas discussed the Comprehensive Plan online survey which was  
20 recently completed. He stated that 825 people participated which he thought was an  
21 impressive number. He advised the Commission that they should give the survey and the  
22 results as little or as much weight as they thought it deserved. The real intent was simply  
23 to provide the Commission with another mode of input. He asked that with the survey  
24 results in hand, and the Planning Workshops on Growth now behind them, he would  
25 appreciate it if the Commission would take two actions to move the Update process  
26 forward. The first is to give him the Commission's overall feeling on the issue of  
27 whether the Growth Boundary and Priority Growth areas should remain the same or be  
28 adjusted in any way. The second is to establish the dates for the Planning Workshops on  
29 Transportation issues. The Commission indicated that they felt the overall Growth  
30 Boundary should not change from what is the current Plan. However, on the subject of  
31 possible adjustments to growth areas, the Commission did not want to take any action  
32 yet. Among other things some members felt like they ought to hear from property-  
33 owners who may want to have the classification of their lands changed. The Commission  
34 agreed to schedule three meetings beginning in early September concerning  
35 Transportation issues and deferred the establishment of the exact dates to the Chairman  
36 and Mr. Thomas. Mr. Moore made a motion to not change the growth boundary. The  
37 Commission voted unanimously.

38 Mrs. Barbara Padden then spoke on behalf of the Talbot Preservation Alliance with  
39 regards to the survey. She questioned the usefulness of the survey since it was subject to  
40 manipulation and prejudice. She did not think that the survey's availability was well  
41 publicized and we could not control who completed one. She stated that she personally  
42 completed the survey 4 times simply to demonstrate that it could be done. Mr. Thomas  
43 stated that we were always aware that this was a possibility. He said that he believed  
44 safeguards were in place to prevent the submission of multiple surveys from the same  
45 computer, but that was the only limit placed on the survey. He also said that he thought  
46 that the fact that 825 responses were received demonstrated that it was well-distributed  
47 and the survey results indicate that the clear majority of these were from people who at  
48 least said that they lived in the Town of Easton. Mr. Atwood added that he thought we  
49 always have to be aware that there are those who will go to extraordinary measures to  
50 "cheat" but that we generally believe those who do are in a very small minority. He also  
51 stated that in his opinion it would be far easier to prejudice the input by stacking the  
52 Council Room with 20 out of 30 of the participants, as opposed to mounting an organized  
53 campaign to manipulate a survey with a large response rate.

6 The next item was from staff concerning **Locust Commons PUD** requesting  
7 reduction to the depth of all the units from 40 feet to 30 feet. Mr. Doug Milburn of  
8 William Douglas Homes was present at the meeting. The Commission discussed this  
9 item at their July meeting and at that time Mr. Milburn asked to table this item until the  
10 August meeting to have a full commission present. Mr. Milburn is requesting to modify  
11 the originally approved plans. He is proposing to reduce the depth of the units 10 feet.  
12 They did not make any changes to front elevations of the units. The gable wall, since the  
13 overall depth of the home is short by ten feet, they removed the bay windows; however  
14 they did keep windows with shutters on the sides and kept the brick on the side of lots 1,  
15 5, 6 and 13. The side entrance porch features also remain on lots 1, 5, 6 and 13. For the  
16 rear of the buildings we are requesting to make the deck and transom windows above the  
17 sliding glass door an option, the rear garage an option and delete the rear brick fronts on  
18 lots 8 and 12 since they face the wooded buffer to the cemetery. The following was  
19 comments from neighbors. Karen Silverstein – Resides in Dixon Square. Explained that  
20 Dixon Square is currently building and selling townhouse units and felt as though this  
21 request should go back to the Town Council for their review. Basil Harrison – Would like  
22 this to back to the Town Council for review. Upon motion of Mr. Periconi, seconded by  
23 Mrs. Cheezum the Commission voted 3-2 (Mr. Moore and Mr. Swann opposed) finding  
24 this not consistent with the Comprehensive Plan forwarding an unfavorable  
25 recommendation to the Town Council.  
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27 The following items were from Staff.  
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- 29 1.) **Amish Country Farmers Market** – Mr. Dan Esh, applicant is requesting a  
30 parking waiver of 10 parking spaces. This will facilitate the continuing use of  
31 their space for the display of storage sheds, gazebos, etc. until the market closes  
32 or relocates. The Commission voted 5-0 to approve this request.  
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- 34 2.) **Walmart** – Ms. Vicki Wooten Store Manger is requesting to place 20 temporary  
35 storage trailers in the parking lot of Walmart for the purpose of holding excess  
36 seasonal goods from September 15<sup>th</sup> through December 31<sup>st</sup>. The Commission  
37 voted 5-0 to approve this request.  
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- 39 3.) **Easton Memorial Hospital** – Mr. Jesse Hammond of Miles & Stockbridge  
40 explained his request to extend the temporary use approval for Easton Memorial  
41 Hospital through December 31, 2008. The Commission voted 5-0 to approve this  
42 request.  
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- 44 4.) **Bob Smith Automotive** – Mr. Andy Lynch of AD Strategies Inc. on behalf of  
45 Bob Smith Automotive explained his request of a special event during the Labor  
46 Day weekend at the Bob Smith Automotive Group celebrating their 100<sup>th</sup>  
47 anniversary of General Motors. The Commission voted 5-0 to approve the  
48 special event Thursday, August 28<sup>th</sup> through September 1<sup>st</sup>.  
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50 The Staff explained to the Commission that a **Regional Planning Conference** is  
51 going to be held in November during their regularly scheduled meeting date. The Staff  
52 asked the Commission to move the Planning Commission to earlier in the same week.  
53 The Commission decided to hold the November meeting on Tuesday, November 18<sup>th</sup>.  
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Planning & Zoning Minutes  
Page 5  
August 21, 2008

There being no further business the meeting was adjourned at 4:30 p.m. by motion of  
Mr. Periconi, seconded by Mr. Swann.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary